



RESIDENTIAL ACCESSORY BUILDING REQUIREMENTS

Building Permit Requirements:

- A building permit is required for the construction and/or installation of an accessory building.
 - Exception of a single story detached accessory building used as a tool/storage shed, playhouse or similar use, provided the floor area is not greater than 120 square feet (sq. ft.).

Property Setback Requirements for Accessory Buildings:

- All accessory buildings that exceed 8' in height will be subject to property setback requirements.
- A minimum 5' property setback applies to all accessory buildings exceeding 120 sq. ft. regardless of height.

Yuba City Municipal Code Section 8-5.5001 C. Residential accessory building.

In addition to the requirements established by the district in which the building is located, the following standards apply:

1. Subject to lot coverage requirements.
2. A residential accessory building cannot be constructed prior to the main building on the lot.
3. No accessory building, except garages or carports, may encroach on the front ½ of any lot or be within 50 feet of the front property line, whichever is less.
4. Height limits/yard reductions - Height shall be measured from the adjacent finished grade to the highest point of the building.

Building Height	Minimum Rear Yard	Minimum Side Yard
Up to 8 ft.	0 ⁽¹⁾	0 ⁽¹⁾
Greater than 8 ft. to 10 ft.	5 ft. ⁽²⁾	5 ft.
Greater than 10 ft. to 15 ft.	10 ft.	5 ft.
Greater than 15 ft. to 20 ft.	25 ft. or 20% of total lot depth, whichever is less	5 ft.

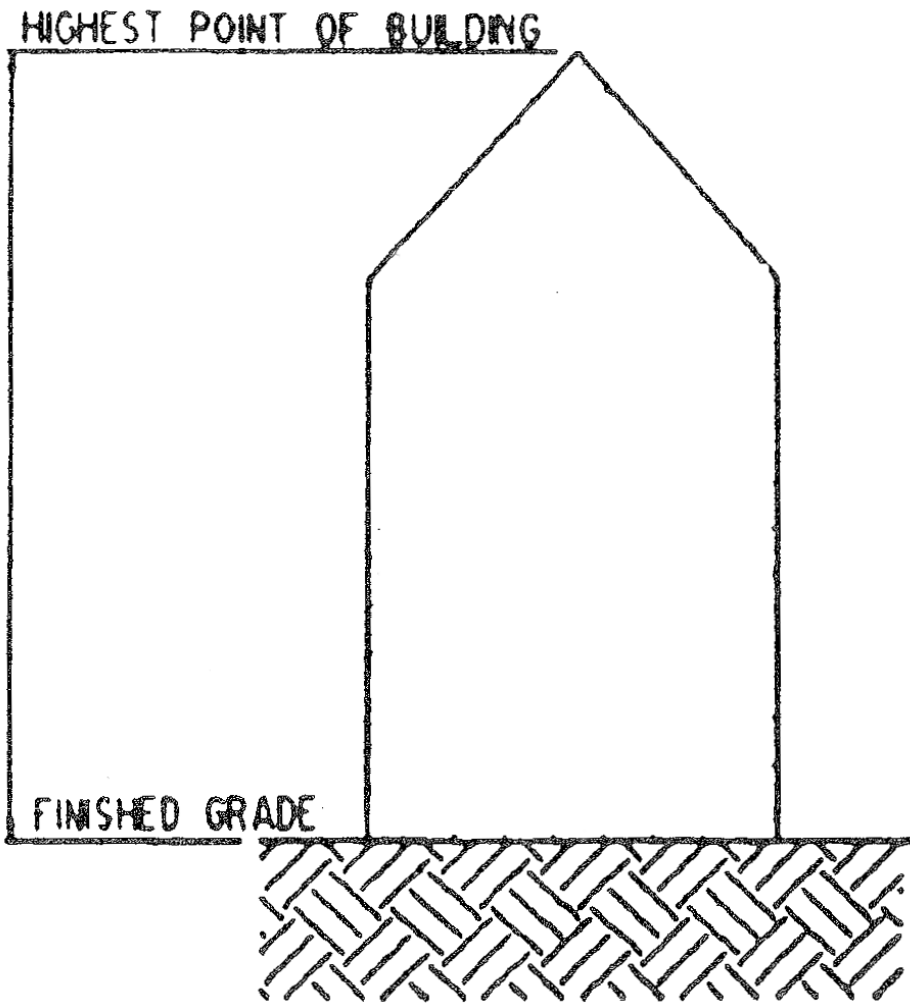
- (1) Within a required interior side or rear yard or rear yard one building used exclusively as a storage shed and one structure for a children's playhouse is permitted, and not subject to lot coverage limitations, provided:
 - i. Each has a roof area of less than 120 sq. ft.;
 - ii. Each does not exceed 8 feet in height; and
- (2) For those lots that back onto a General Plan street with a City maintained landscape strip the height of an accessory building shall not exceed 8 feet when located within 10 feet of the rear lot line.

Plan Submittal Requirements:

Submit completed application along with 3 complete sets of construction plans that include the following:

1. Plot plan/site plan (minimum scale 1" = 20')
2. Construction drawings to include:
 - a. Foundation (provide footing detail)
 - b. Floor Plan (show all dimensions, label room uses, specify size, type and location of all openings)
 - c. Electrical, if applicable (show all lights, switches and receptacles)
 - d. Framing (specify header sizes and spacing of all repetitive framing members)
 - i. Provide braced wall panel plan or specify method of lateral bracing
 - e. Roof (specify roof framing, roof cover material and slope)
 - f. Exterior Elevations (specify type of exterior siding)

Plans must identify the project address, include the property owners name and address, and be signed by the person who drew the plans.



* The finished grade is the adjacent soil/dirt and not the concrete foundation